WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/12/16 15:50 2 pgs
Fees:13.00 Taxes:925.00
20161212-0130221

JULIE COONE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$250,000.00.**

Lee Ann Maloney
Affiant

Subscribed and sworn to before me this 15th day of December, 2016

Julie Coone
Notary Public
My Commission expires: 5-24-17
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:		MAP & PARCEL NUMBER:
John P Ripley	Same		104020s02200CO
116 31st Avenue North 306			
Nashville, TN 37203			

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Robert C. Ripley and wife, Virginia C. Ripley**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **John P Ripley**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 306, together with Parking Space No. 6, of the Hedrick Place Condominiums, a horizontal property regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for Hedrick Place Condominiums, as recorded in the Register's Office for Davidson County, Tennessee, as Instrument Number 20000203-0011406, including without limitation on the By-Laws appended thereto, as Exhibit "C" said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of Hedrick Place Condominiums, as shown on Exhibit Map to the Master Deed as recorded in said Register's Office, as Instrument Number 20000203-0011406, for a more complete identification and description of such Unit and Parking Space.

Being the same property conveyed to Robert C. Ripley and wife, Virginia C. Ripley from Craighead Development, LLC, a Tennessee limited liability company by Warranty Deed on July 31, 2000, of record in Instrument Number 20000802-0076707, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2017 in the estimated amount of $2,128.17 for County and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 104020S02200CO, which are not due until 10/1/2017.
- Subject to all matters as shown on the Plan of record in Master Deed in Instrument Number 20000203-0011406, Register's Office for Davidson County, Tennessee.

This is improved property known as: **116 31st Avenue North Unit #306, Nashville, TN 37203**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS our hands this December 1, 2016.

Robert C. Ripley

Virginia C. Ripley

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Robert C. Ripley and wife, Virginia C. Ripley** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this December 1, 2016

My commission expires 5-24-17

Notary Public

JULIE COONE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 5-24-17

JULIE COONE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.